

18.42.020 REDEVELOPMENT

The replacement and redevelopment of nonconforming structures and uses is encouraged. The Planning Commission and City Council will review and consider progressive redevelopment proposals and will conditionally approve or deny the proposal based upon its merits, its compatibility with surrounding development, its conformance with the City's Rainbow Vision Plan, or lack thereof. Otherwise, replacement and redevelopment shall conform to the new development and construction standards of this ordinance.

18.48 ENFORCEMENT AND VIOLATIONS

The Planning Director or designees shall enforce this Ordinance.

18.48.010 ENFORCEMENT

The Code Enforcement Officer shall be charged with the responsibility of enforcing the provisions of this ordinance. He shall make a periodic inspection, review complaints, and perform such other tasks necessary to insure compliance with the provisions of this ordinance. In the event there is a violation of this ordinance, Code Enforcement Officer shall issue a written order in person or by registered mail to the violator or the property owner indicating the nature of the violation.

18.48.020 COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of these regulations occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the Code Enforcement Officer. He shall record properly such complaint, immediately investigate it, and take action thereon as provided by these regulations.

18.48.030 PENALTIES

A. FINES AND IMPRISONMENT

It shall be unlawful to erect, construct, reconstruct, alter, maintain, or use any building or structure or to use any land in violation of this ordinance or any amendment thereto.

Any person or entity that fails, violates or refuses to comply with any requirement of this Chapter shall be punishable as provided in Section 1.01.100 of the Manitou Springs Municipal Code, as amended.

B. CONTINUING OFFENSES

Each day during which illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall be deemed a separate offense.

C. TERMINATION OF USE

In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, maintained or used in violation of any provision of this ordinance, the City of Manitou Springs or any owner of real estate within Manitou Springs, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such offensive erection, construction, reconstruction, alteration, maintenance, or use.